116.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	584,100 /	584,100
					USE VALUE:	584,100 /	584,100
					ASSESSED:	584,100 /	584,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
245		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY GEORGE
Owner 2:	
Owner 3:	
Street 1:	245 FOREST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PESSOTTI WILLIAM J & ROBIN -
Owner 2:	-
Street 1:	245 FOREST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,236 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6236.000	157,300	1,800	425,000	584,100
Total Card	0.143	157,300	1,800	425,000	584,100
Total Parcel	0.143	157,300	1,800	425,000	584,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 624.04 | /Parcel: 624.0

Legal Description

User Acct 74617

GIS Ref

GIS Ref

Insp Date 09/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	157,300	1800	6,236.	425,000	584,100	584,100	Year End Roll	12/18/2019
2019	101	FV	143,500	1900	6,236.	431,000	576,400	576,400	Year End Roll	1/3/2019
2018	101	FV	143,500	0	6,236.	321,800	465,300	465,300	Year End Roll	12/20/2017
2017	101	FV	143,500	0	6,236.	291,400	434,900	434,900	Year End Roll	1/3/2017
2016	101	FV	143,500	0	6,236.	279,300	422,800	422,800	Year End	1/4/2016
2015	101	FV	142,900	0	6,236.	236,800	379,700	379,700	Year End Roll	12/11/2014
2014	101	FV	142,900	0	6,236.	224,600	367,500	367,500	Year End Roll	12/16/2013
2013	101	FV	142,900	0	6,236.	213,700	356,600	356,600		12/13/2012

!9022!

PRINT

Date	Time
12/10/20	23:32:44

LAST REV

Date	Time
09/27/18	17:08:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9022

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PESSOTTI WILLIA	35407-105		5/3/2002		282,750	No	No		
PESSOTTI WILLIA	33403-27		8/6/2001	Family	99	No	No		
KNAUTH GEOFFREY	30581-506		8/25/1999		229,000	No	No		
BURNER MICHAEL	26670-22		9/16/1996		160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Measured	372	PATRIOT
7/28/2002	MLS	MM	Mary M
2/11/2000	Meas/Inspect	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74617
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6236		Sq. Ft.	Site		0	70.	0.97	5									424,957						425,000	

Total AC/HA: 0.14316 | Total SF/SM: 6236 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 424,957 | Spl Credit | Total: 425,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	126.955
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	227979
Depreciation:	70673
Depreciated Total:	157305

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1			HB				

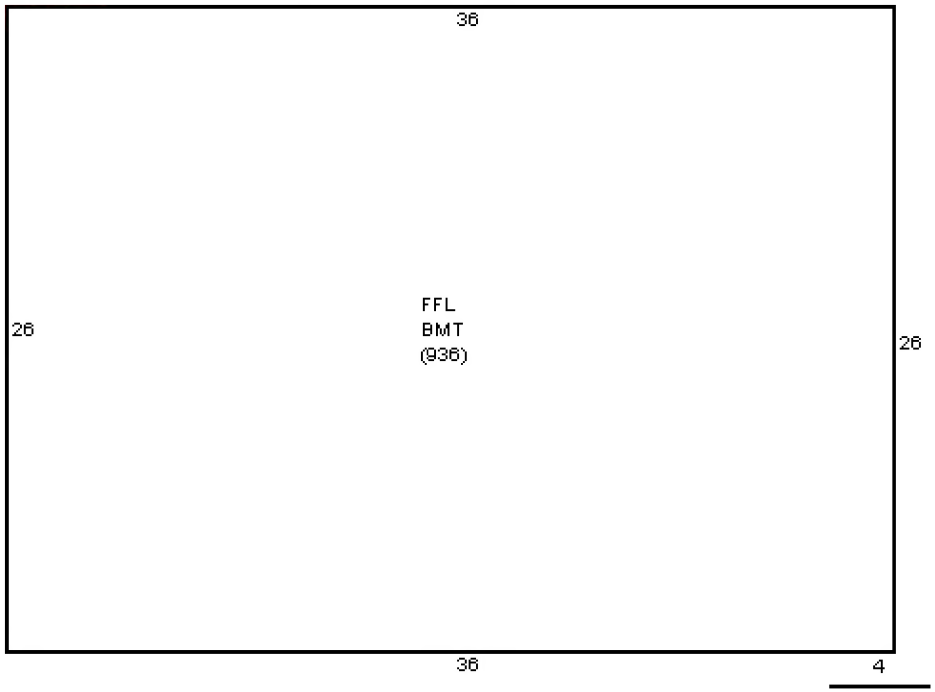
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.95
Special Features:	0	Val/Su Net:	84.03
Final Total:	157300	Val/Su SzAd	168.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	38.090	35,649
FFL	First Floor	936	126.950	118,830

Net Sketched Area:	1,872		Total:	154,479	
Size Ad	936	Gross Are	1872	FinArea	936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X12	A	AV	2000	11.21	T	15.2	101			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:	Total: 1,800